

# UNOFFICIAL COPY

H61588



## RECORD OF PAYMENT

Doc#: 0621526019 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/03/2006 09:34 AM Pg: 1 of 3

1. THE SELLING OR REFINANCING  
BORROWER (BORROWER) IDENTIFIED  
BELOW HAS OR HAD AN INTEREST IN  
THE PROPERTY ( OR IN A LAND TRUST  
HOLDING TITLE TO THE PROPERTY)

IDENTIFIED BY TAX IDENTIFICATION

NUMBER(S): 07-24-303-017-1328  
PIN:

SEE ATTACHED LEGAL

COMMONLY KNOWN AS: 218 DRIFTWOODS #B2  
SCHAUMBURG, FL 60103

WHICH IS HEREAFTER REFERRED TO AS THE PROPERTY.

2. THE PROPERTY WAS SUBJECTED TO A MORTGAGE OR TRUST DEED  
(MORTGAGE) RECORDED ON 12-22-03 AS DOCUMENT NUMBER  
0335201388 IN COOK COUNTY, GRANTED FROM WILLIAM M. RIDER +  
DAWN M. WOJCIECHOWSKI TO WELLS FARGO ON OR  
AFTER A CLOSING CONDUCTED ON 7-28-06, HERITAGE TITLE  
COMPANY (HEREINAFTER "TITLE COMPANY") DISBURSED FUNDS  
PURSUANT TO A PAYOFF LETTER FROM SAID MORTGAGEE, OR ITS AGENT  
OR ASSIGNEE (HEREINAFTER "MORTGAGEE") FOR THE PURPOSE OF  
CAUSING THE ABOVE MORTGAGE TO BE SATISFIED.
3. THIS DOCUMENT IS NOT ISSUED BY OR ON BEHALF OF SAID MORTGAGEE  
OR AS AN AGENT OF SAID MORTGAGEE. THIS DOCUMENT IS NOT A  
RELEASE OF ANY MORTGAGE. THE EXTENT OF ANY CONTINUING  
OBLIGATION OF THE BORROWER TO THE SAID MORTGAGEE IS A MATTER  
OF THE CONTRACT BETWEEN THEM, FOR WHICH BORROWER SHOULD  
SEEK INDEPENDENT LEGAL ADVICE, AND ON WHICH SUBJECT, TITLE  
COMPANY MAKES NO IMPLIED OR EXPRESS REPRESENTATION,  
WARRANTY, OR PROMISE. THIS DOCUMENT CERTIFIES THAT HERITAGE  
TITLE COMPANY SOLELY AND NOT AS AGENT FOR ANY PARTY AT  
CLOSING, DISBURSED FUNDS TO THE BORROWERS MORTGAGEE  
PURSUANT TO SAID PAYOFF LETTER. ANY POWER OR DUTY TO ISSUE  
ANY LEGAL RELEASE OF SAID MORTGAGE RESTS SOLELY WITH THE  
MORTGAGEE, FOR WHOM THE TITLE COMPANY DOES NOT ACT AS AGENT  
WITH RESPECT TO THE SUBJECT CLOSING OR THE SUBJECT MORTGAGE.  
NO RELEASE OF MORTGAGE IS BEING HEREBY ISSUED BY THE TITLE  
COMPANY. NO RELEASE OF MORTGAGE WILL BE ISSUED BY THE TITLE  
COMPANY, AND NO MORTGAGE RELEASE, IF ISSUED BY SAID  
MORTGAGEE, WILL BE RECORDED BY THE TITLE COMPANY AS A RESULT  
OF THE CLOSING, AS A RESULT OF THIS DOCUMENT, OR AS A RESULT OF  
ANY ACTUAL OR ALLEDGED PAST PRACTICE OR PRIOR COURSE OF  
DEALING BY TITLE COMPANY WITH ANY PARTY OR PARTY'S ATTORNEY.
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TITLE COMPANY MAKES NO UNDERTAKING AND ACCEPTS NO RESPONSIBILITY WITH REGARD TO THE MORTGAGE OR ITS RELEASE. BORROWER DISCLAIMS, WAIVES AND RELEASES ANY AND ALL OBLIGATIONS OF THE TITLE COMPANY IN CONTRACT, TORT, EQUITY, OR UNDER ANY STATUTE WITH REGARD TO OBTAINING, VERIFYING, OR CAUSING EXECUTION IN THE PRESENT OR FUTURE EXISTENCE OF ANY MORTGAGE RELEASE, OR WITH REGARD TO THE RECORDING OF ANY MORTGAGE RELEASE, NOW OR IN THE FUTURE.

4. BORROWER AND TITLE COMPANY AGREE THAT THIS RECORD OF PAYMENT SHALL BE RECORDED BY TITLE COMPANY WITHIN 60 DAYS OF COMPLETION OF THE CLOSING AND THAT UPON RECORDATION OF THIS RECORD OF PAYMENT ALL TITLE COMPANY'S OBLIGATIONS TO BORROWER SHALL BE SATISFIED, AND TITLE COMPANY SHALL HAVE NO FURTHER OBLIGATION OF ANY KIND WHATSOEVER TO BORROWER ARISING OUT OF OR RELATING IN ANY WAY TO THIS RECORD OF PAYMENT OR ANY MORTGAGE RELEASE. THE SOLE AND EXCLUSIVE REMEDY FOR TITLE COMPANY'S FAILURE TO RECORD THIS INSTRUMENT WITHIN 60 DAYS SHALL BE A REFUND UPON DEMAND OF AMOUNTS COLLECTED FROM BORROWER FOR RECORDATION OF THIS RECORD OF PAYMENT. ANY FAILURE TO RECORD SHALL NOT NEGATE OR AFFECT ANY OTHER PROVISIONS OF THIS RECORD OF PAYMENT.
5. THIS DOCUMENT IS A TOTAL INTEGRATION OF ALL STATEMENTS BY TITLE COMPANY RELATING TO SAID MORTGAGE. BORROWER REPRESENTS THAT NO STATEMENTS OR AGREEMENTS INCONSISTANT WITH THE TERMS OF THIS RECORD HAVE BEEN MADE, AND THAT ANY ALLEGATION OF ANY PRIOR STATEMENT OR REPRESENTATION, IMPLIED OR EXPRESS, SHALL BE TREATED AT ALL TIMES BY BOTH PARTIES AS SUPERSEDED BY THE WRITTEN STATEMENTS, DISCLAIMERS, RELEASES AND WAIVERS CONTAINED HEREIN. BORROWER WAIVES ANY RIGHT TO RELY ON ANY STATEMENT OR ACT ALLEGED TO BE INCONSISTENT WITH THE TERMS HEREOF, UNLESS CONTAINED IN A WRITING SIGNED BY BOTH PARTIES, WHICH EXPRESSLY STATES THAT IT IS NEGATING THE LEGAL EFFICACY OF THIS DOCUMENT.

PREPARED BY AND MAIL TO: HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVENUE  
CHICAGO ILLINOIS 60630

*William M. Decker*

*Donna M. Decker*

BORROWER

*R. J. Decker*

HERITAGE TITLE COMPANY

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## Exhibit A

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**PARCEL 1:**

UNIT NUMBER 3227LB2, IN LEXINGTON GREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "PARCEL"):

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1974 AND KNOWN AS TRUST NUMBER 20534, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22925344, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER G3227LB2, A LIMITED COMMON ELEMENT, AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 22925344, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N. 07-24-303-017-1328

C/K/A 218 DRIFTWOOD COURT, UNIT B2, SCHAUMBURG, ILLINOIS 60193-7236